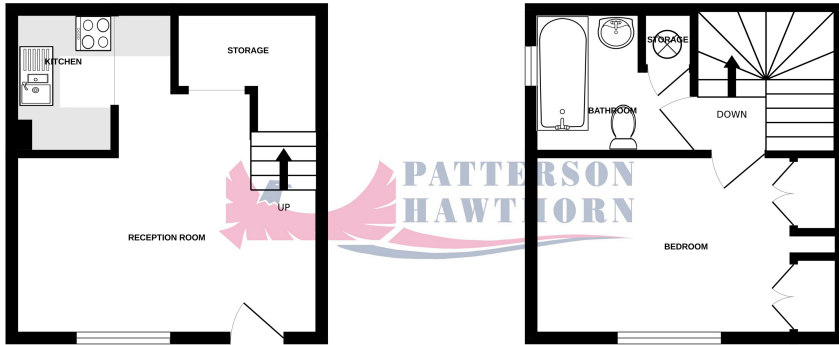


GROUND FLOOR  
223 sq.ft. (20.8 sq.m.) approx.

1ST FLOOR  
225 sq.ft. (20.9 sq.m.) approx.



TOTAL FLOOR AREA: 448 sq.ft. (41.6 sq.m.) approx.

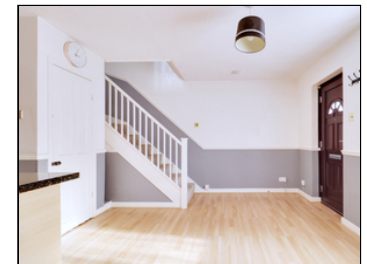
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 12/2024



## Broome Place, Aveley

**£185,000**

- ONE BEDROOM TERRACED HOUSE
- NO ONWARD CHAIN
- LEASEHOLD WITH 89 YEARS REMAINING
- 14' x 11' PAVED FRONT GARDEN
- AMPLE RESIDENTS PARKING
- CLOSE TO AVELEY TOWN CENTRE
- EASY ACCESS TO OCKENDON & RAINHAM C2C STATIONS
- APROX 10 MIN DRIVE TO LAKESIDE SHOPPING CENTRE
- CLOSE TO A13 & M25





## GROUND FLOOR

### Front Entrance

Via uPVC door opening into:

### Open Plan Reception Room / Kitchen

4.65m x 4.43m (15' 3" x 14' 6") (Max) Reception area: Double glazed windows to front, laminate flooring, stairs to first floor, large under stairs storage cupboard. Kitchen area: A range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, space and plumbing for appliances, tiled splash backs, vinyl flooring.

## FIRST FLOOR

### Landing

Loft hatch to ceiling, fitted carpet.



### Bedroom

4.43m x 2.59m (14' 6" x 8' 6")  
Double glazed windows to front, fitted wardrobes, fitted carpet.

### Bathroom

2.3m x 1.93m (7' 7" x 6' 4")  
Obscure double glazed window to side, low level flush WC, hand wash basin, panelled bath, shower, built-in storage cupboard housing tank, tiled walls, tiled flooring.



## EXTERIOR

### Front Exterior

Front garden measuring approximately 14' x 11' Part paved, part hard standing and part laid to decorative pebbles, communal parking.

